

TOWN OF BEDFORD
www.bedfordny.info
BEDFORD ZONING BOARD OF APPEALS
425 Cherry Street – 2nd Floor Conference Room
Bedford Hills, New York 10507

SITE WALK AGENDA
TUESDAY, APRIL 10, 2012

9:00 A.M.

Seven Springs LLC, c/o The Trump Organization, Oregon Road, Bedford, New York 10506.

Section 94.14 Block 1 Lots 9, 9.2 and Section 94.18 Block 1 Lot 1, R-4 Acre Zoning District. The applicants request variances of the Town of Bedford Zoning Ordinance to permit: The creation of a subdivision plat for Seven Springs Estates located in an R-4 Acre Zoning District resulting in:

- (1) Lot B1: To permit a pre-existing residential structure and a pre-existing main residential structure on one tax lot consisting of 7.752 acres resulting in two residences on one tax lot. Article V Section 125-50; Article III Section 125-12 A
- (2) Lot B1: To permit impervious surface coverage of 10.105% where 8% is permitted in the R-4 Acre Zoning District.
- (3) Lot B5: To permit a pre-existing greenhouse structure to remain where the creation of the new lot line will result in a side yard setback of 32 feet where 50 feet is required in the R-4 Acre Zoning District.
- (4) Lot B9: To permit two phases in connection with the restoration of an historic structure and the demolition of a second residence. Phase 1, variances of Article III Section 125-12A and Article V Section 125-50, to allow for the retention of two pre-existing structures with non-conforming front yard setbacks of 26.4 feet (Reynolds Farmhouse) and 36.5 feet where 75 feet is required, and building coverage of 7.33% where 3% is permitted and impervious surface coverage of 17.78% where 8% is permitted. Phase 2, variances of Article V Section 125-50, to allow for the retention of the restored Reynolds Farmhouse with a non-conforming front yard setback of 26.4 feet and building coverage of 5.40% where 3% is permitted and impervious surface coverage of 10.32% where 8% is permitted in the R-4 Acre Zoning District.
- (5) To permit the installation of a gate house on a private road parcel and to allow for a front yard setback of 51.56 feet where 75 feet is required, a side yard setback of 30.4 feet where 50 feet is required, and a side yard setback of 33.0 feet where 50 feet is required in the R-4 Acre Zoning District. Article V Section 125-50.